

TRANSFER
TAX
PAID

Warranty Deed

Know All Men by These Presents,
018947

That I, DOUGLAS A. MICHAUD, of Winslow, in the County of Kennebec and State of Maine (mailing address: Route 4, Box 3130, Winslow, Maine 04901), in consideration of One Dollar and other good and valuable considerations, paid by

- JAMES F. DAY, TRUSTEE of the TERESA R. CUNIO IRREVOCABLE TRUST
-dated May 5, 1993, situated in

Bath, in the County of Sagadahoc and State of Maine (mailing address: 52 Front Street, Bath, Maine 04530), the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

- JAMES F. DAY, TRUSTEE of the TERESA R. CUNIO IRREVOCABLE TRUST

his successors and assigns forever,

A CERTAIN LOT OF PARCEL OF LAND, together with the buildings and improvements thereon, consisting of two lots situated on Oakland Road, being lots thirty-five (35) and thirty-six (36) as shown on the plan of lots at Cool Street Heights, belonging to A.F. Hutchinson Land Co. Inc., said plan being recorded in the Kennebec County Registry of Deeds, said plan being made by Ernest W. Branch, Surveyor, and dated June 8, 1921. Said lots measuring thirty (30) feet by one hundred (100) feet each. Being the same premises conveyed to George H. Simpson by Napoleon Laferriere by deed dated April 29, 1931, and recorded in the Kennebec County Registry of Deeds in Book 676, Page 286.

FOR SOURCE OF TITLE, reference may be made to the Warranty Deed of The Estate of Isabel J. Simpson, et als to Douglas A. Michaud and Sally J. Michaud as joint tenants, dated May 31, 1994, and recorded in the Kennebec County Registry of Deeds in Book 4694, Page 111. Sally J. Michaud deceased March 20, 1995, leaving Douglas A. Michaud as surviving joint tenant and sole owner of the premises.

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James Day
52 Front St.
Bath, Me

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TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

- JAMES F. DAY, TRUSTEE of the TERESA R. CUNIO IRREVOCABLE TRUST

his successors and assigns forever, to them and their use and behoof forever.

AND I DO COVENANT with the said Grantee, as aforesaid, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my successors shall and will WARRANT AND DEFEND the same to the said Grantee, his heirs and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, DOUGLAS A. MICHAUD, have hereunto set my hand and seal this 24th day of June, in the year of our Lord one thousand nine hundred and ninety-nine.

Signed, Sealed and Delivered
in the presence of

Kim E. May

Douglas A. Michaud
Douglas A. Michaud

STATE OF MAINE
KENNEBEC, SS.

June 24, 1999

Personally appeared the above-named Douglas A. Michaud, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
Notary Public (Seal)

Richard A. Goodhue
Typed or Printed Name of Notary

My Commission Expires: May 24, 2000

RECEIVED KENNEBEC SS.
1999 JUN 29 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS